

Bountiful City
Administrative Committee Minutes
January 5, 2009
5:00 P.M.

Present: Planning Director Aric Jensen, Assistant City Engineer Lloyd Cheney, Committee Member John “Marc” Knight, Assistant Planner Doug Howard, and Recording Secretary Cindy Gruendell.

1. Chairman Aric Jensen opened the meeting at 5:04 p.m. and introduced everyone present.
2. Approval of minutes for December 22, 2008.

Mr. Cheney made a motion to approve the minutes for December 22, 2008 as written. Mr. Knight seconded the motion. Voting was unanimous in favor.

3. Public Hearing - Consider granting approval of a Conditional Use Permit for an Accessory-in-Law Apartment at 122 South 425 West, applicant, Bryan Flanders.

The applicant, Bryan Flanders was represented by his wife Chantel Flanders as Mr. Flander’s was delayed in traffic. Doug Howard presented the staff report.

The Applicant is applying for a Conditional Use Permit for an Accessory In-law Apartment at 122 South 425 West, Bountiful, Utah. The property is located in an R-4 zone which is single family residential. A public complaint was received by the Code Enforcement Department about the property being used as a duplex, which is not allowed in the R-4 zone. Mr. Flanders bought the property with the assumption that he could rent out the basement. The current tenants moved out at the end of December 2008. Mr. Flanders plans to rent the basement to his cousin in 2009 and therefore would like to receive a Conditional Use Permit for an Accessory In-law Apartment to be in compliance with the Bountiful City Ordinances.

Staff recommends approval to the Committee unless additional issues/concerns are brought before the Committee that would lead to denial. The conditions are that:

1. Any issues outlined by the Administrative Committee are met.
2. The requirements outlined in the City Code, 14-14-124, must be met.

Mrs. Flanders explained that her husband purchased the property with the understanding that he could rent out the basement. At the time he purchased the home there was a family living upstairs and another living in the basement.

If the Conditional Use Permit is approved, then the Flanders are planning on renting the basement to a cousin, who is married with one child. Mrs. Flanders indicated that they understand that the apartment can only be occupied by family members. The property has driveway parking for up to 6 cars and a garage for an additional 3 to 4 cars. Mrs. Flanders explained that they have two cars and their cousin's family has one car.

The public hearing was opened and closed without any comments.

Mr. Knight made a motion to approve the Conditional Use Permit for an Accessory-in-Law Apartment at 122 South 425 West subject to staff recommendations and the City Code. Mr. Cheney seconded the motion. Voting was unanimous in favor.

There were no other items and the meeting adjourned at 5:16 p.m.